



COUNTY OF PLACER Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE FINAL AGENDA January 21, 2010

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR

9:00 A.M. RS	MINOR USE PERMIT MODIFICATION (PMPM 20090308) GORIN TENNIS ACADEMY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Stacy Joslin and Vitaly Gorin for a Minor Use Permit Modification to allow up to 15 boarders to be enrolled in the Gorin Tennis Academy to receive tennis instruction as part of a specialized school at this site. The subject property, Assessor's Parcel Number 048-151-066 comprises 3.5 acres, is located at 8970 Carriage Drive in the Granite Bay area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.707 Class 5 – Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project Roy Schaefer, can be reached at (530) 745-3061.
9:10 A.M. MW	CONDITIONAL USE PERMIT MODIFICATION (PCPM 20090406) WEIMAR INSTITUTE SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the Weimar Institute, to modify Conditional Use Permits 201 and CUP 2723 to allow for the placement of a portion of the approved dwelling units

	<p>to a more central location on the campus without changing the overall residential densities that were approved in these permits. The subject property, Assessor's Parcel Numbers 072-100-012; 072-110-001; 072-120-001; 072-130-002; 072-130-015; 072-170-002 and 072-180-010 comprises approximately 450 acres, are located at the north end of west Paoli Lane in the Weimar area, and are currently zoned RA-B-100 PD=0.44 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and a Planned Development of 0.44 dwelling units per acre). The Planning Department contact for the above project is Michael Wells and can be reached at (530) 745-3024.</p>
9:20 A.M. MJ	<p>VARIANCE (PVAA 20090361) ANDREWS RESIDENCE CATEGORICAL EXEMPTION SECTION 15305 SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Chris and Amy Andrews for a Variance to allow an approximately 360 square foot storage shed to remain at 55 feet from the centerline of Fairview Road and 22 feet from the property line where 75 feet from centerline and 50 feet from property line are normally required. The subject property, Assessor's Parcel Number 077-230-034 is comprised of approximately 0.41 acres, is located at 16851 Golden Ridge Road in the Applegate area, and is currently zoned RS-AG-B-43 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 43,560 square feet). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.050, Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Melanie Jackson, who can be reached at (530) 745-3036.</p>
9:30 A.M. RS	<p>VARIANCE (PVAA 20090422) MUSGRAVE RESIDENCE CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 3 (HOLMES)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Jim Courage Pools, Inc. on behalf of Laura Musgrave, for a Variance to allow a swimming pool to be constructed with a 7-foot setback (taken from waterline of pool) from the west (rear) property line, where typically a 25 - foot setback is required. The subject property, Assessor's Parcel Number 037-240-038 comprises 2.3 acres, is located at 9380 King Road in the Loomis area, and is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070 Class 5- Minor alteration in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Roy Schaefer and can be reached at (530) 745-3061.</p>
<p align="center">ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</p>	
9:40 A.M. LC	<p>MINOR LAND DIVISION MODIFICATION (PMLM 20090408) REY CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER)</p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Skip and Lorina Rey for a modification to a previously approved and recorded Minor Land Division. The modification is to modify the existing riparian area on the subject parcel. The subject property, Assessor's Parcel Number 036-180-090, comprises approximately 5 acres, is located on 8185 Quinn Place in the Loomis area, and is currently zoned RA-B-X-4.6 (Residential Agriculture, combining minimum Building Site of 4.6 acres). The</p>

	Parcel Review Committee will also consider a finding of a Categorical Exemption Section 18.36.030, Class 1 - Existing Facilities - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15301. The Planning Department contact for the above project is Lisa Carnahan and can be reached at (530) 745-3067.
CONSENT ITEMS	
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090418) KING/KINCAID Minor Boundary Line Adjustment on Assessor Parcel Numbers 077-150-067 and 077-150-068 to reconfigure parcels. Subject parcels are zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 sq ft (or 2.3 acre min) and are located on Niels Rd in the Auburn area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090423) VON BOTHMER/WILSON Minor Boundary Line Adjustment on Assessor Parcel Numbers 069-061-005 and 069-061-006 to reconfigure parcels. Subject parcels are zoned RS-B-X-6500 (Residential Single Family, combining minimum Building Site of 6,500 Square Feet) and are located on Lake Drive in the Soda Springs area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090418) FOSTER Minor Boundary Line Adjustment on Assessor Parcel Numbers 032-091-013 and 032-091-014 to reconfigure parcels. Subject parcels are RA-B-X-10 (Residential Agriculture, combining minimum Building Site of 10 acres) and are located on the north side of Citrus Colony Road in the Loomis area.
*****	MINOR BOUNDARY LINE ADJUSTMENT (PMBR 20090419) WINCHESTER/SHABAN Minor Boundary Line Adjustment on Assessor Parcel Numbers 058-041-007 and 077-090-021 to reconfigure parcels. Subject parcels are zoned RA-B-X-5 PD 0.39 (Residential Agriculture, combining minimum Building Site of 5 acres and a Planned Development of 0.39 dwelling units per acre) and are located on Winchester Club Drive in the Auburn area.
ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR	
9:50 A.M. LR	VARIANCE/SIGN PERMIT (PVAA 20090261/PSIN 20090303) QUARRY PONDS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Quarry Ponds LLC, for a Variance to allow for tenant names on the monument signs. The subject property, Assessor's Parcel Number 048-083-024 comprises approximately 5.2 acres, is located at 5520-5550 Douglas Blvd in the Granite Bay area, and is currently zoned C2-UP-Dc (General Commercial, combining Use Permit required, combining Design Scenic Corridor). The Zoning Administrator will also consider a finding of a Categorical Exemption Section 18.36.070, Class 5 - Minor alterations in land use limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for this project, Leah Rosasco, can be reached at (530) 745-3091.